



**MINUTES OF THE REGULAR MEETING OF THE NORTHERN NYE COUNTY HOSPITAL
DISTRICT BOARD OF TRUSTEES**

101 Radar Road, Tonopah, NV 89049

January 5, 2023

5:00 PM

Speakers in Attendance

Chairman Don Kaminski

Vice chair Tim Gamble (Joined at approx. 6:30pm)

Treasurer Nancy Maslach (remote)

Trustee Patty Browning

Trustee Cheri Harper (Absent)

Michael Bezruki – **Lobbyit**

Stefanie Costa Rica – **BEC**

Eileen Christensen – **BEC**

Dr. Russell Pillers – **Biowerx**

Dylan Crosby – **SixCo**

Shawn Brenny – **EAPC Architects and Engineers**

Dr. Govind Koka – **Frontier Medical Group**

1. Pledge of Allegiance

Pledge recited

2. GENERAL PUBLIC COMMENT (Three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (first).

No general public comment

3. Approval of the Agenda for January 5, 2023. (Non-action Item)

Item 5 removed

Item 7 removed

4. Announcements (first)

Admin announcement – HVAC repairs will be ongoing throughout the week inside the clinic building.

5. For Possible Action – Emergency Items

Item removed

6. Trustees'/Liaison Comments (This item limited topics/issues proposed for future workshops/agendas)

Trustee Maslach reminded trustees that their annual reporting and their C&E reports are due by January 15.

7. **For Possible Action** – Discussion and deliberation of the minutes from the November 17, 2022 District Meetings.
Item removed
8. **No Action – Presentation by LobbyIt of Washington D.C. of all recent activities performed on behalf of the District in accordance with the Contract for Federal Government Affairs Services as approved by the District on September 17, 2020.**

Mr. Bezruki from Lobbyit presented the recent activities performed on behalf of the District in accordance with the Contract for Federal Government Affairs Services.

Presentation included, Congress budget update/ funding opportunity watch, State level funding opportunities, FY 24 appropriations can start now, rural development and infrastructure, Departments of Health and Human services opportunities.

Chairman Gamble let Mr. Bezruki know that he intends to set up a time with himself and Dr. Pillers to discuss the funding opportunities.

9. **For Possible Action - Discussion and deliberation to accept, amend and accept, or deny a request by BEC Environmental to authorize a presentation to the next Tonopah-based Nye County Board of Commissioners Meeting for a loan in the amount of \$800,000 and a grant in the amount of \$150,000 from the Rural Desert Southwest Brownfields Coalition Brownfields Revolving Loan Fund Program. Additionally, the Nye County Board of Commissioners will be asked for a letter of support for Department of Taxation to authorize the \$800,000 Medium Term Obligation loan.**

Mrs. Costa Rica presented this request on behalf of BEC environmental, asking authorization for the Hospital District to present at the February 7 Nye County Board of Commissioners meeting in Tonopah. The Hospital District would be requesting a loan of \$800,000 and a grant of \$150,000 from the Rural Desert Brownfield Coalition revolving loan fund and Nye County is the grant administrator of that revolving loan fund. This loan would be used for the asbestos abatement activities within the buildings prior to demolition. This presentation would include the Notice of Intent, which was published in the Tonopah Times on December 8, the resolution which is a part of the next agenda item, and then a request for a letter of support from Nye County to the Department of Taxation. So, if the Board of Commissioners approves this request, then the Hospital District submits the resolution, the letter of support from Nye County, and then other loan documents to the Department of Taxation. And following approval from the Department of Taxation, the Board of Trustees would sign the loan documents to execute the loan agreement and this could occur in March. BEC is asking for the Boards authorization for Dr. pillars or a member of the Board of Trustees to present to the Nye County Board of Commissioners meeting.

Trustee Browning motions to accept the request from BEC Environmental to authorize a presentation to be given at the Board of Commissioners meeting the next time that they are in Tonopah.

Treasurer Maslach Seconds motion.

Motion passes; 3-0

10. Presentation Only - Presentation to read aloud the resolution to obtain funding from the Nye County Brownfields Program for Nye Regional Medical Center site cleanup as part of the Nevada Department of Taxation process.

Mrs. Costa Rica stated that the following resolution was drafted by the Nye County Department of Finance. The resolution authorizes a medium-term obligation for environmental cleanup at the Nye Regional Medical Center for sum not to exceed \$800,000. This resolution must be read into the minutes of this meeting.

Chairman Don Kaminski read the full resolution aloud.

Chairman Kaminski requested to have this item at the next Board meeting as an action item.

11. For Possible Action - Discussion and deliberation to accept, amend and accept, or deny the draft Analysis of Brownfields Cleanup Alternatives summary and action to vote on which Alternative to pursue.

Mrs. Costa Rica presented the Analysis of Brownfield Cleanup Alternatives, or ABCA, for short. The document described discusses the alternatives for the abatement of the asbestos containing materials at the Nye Regional Medical Center. Three buildings were identified as containing asbestos during the asbestos survey. And those are, the hospital building itself, the pumphouse building and the clinic building. This document has three alternatives for the board of trustees to choose from, on how to proceed with this project.

- The first alternative is to do nothing, and the buildings remain as is on the site.

- The second is to abate all three structures that contain asbestos containing materials, so the hospital, the clinic, the pump house, but we also understand that the clinic is not to be a part of the current demolition plans and is to stay as is and open.

- The third alternative is the abatement of just the hospital structure and the pumphouse building.

As part of that process, BEC requested rough estimates for the abatement of those buildings and the anticipated time to abate those structures. The anticipated cost for the hospital building and the pump house is about \$760,000 and anticipated to take about 85 days. These are just rough estimates due to just the sheer quantity of material that's in the hospital structure that has to be removed. Mrs. Costa Rica asked the Board to choose one of the alternatives or amend or deny them.

Trustee Browning motioned to accept Alternative #3.

Treasurer Maslach second's motion

Motion passes; 3-0

12. For Possible Action – Discussion and deliberation to accept, amend and accept, or deny the hospital program as presented by EACP and SixCo Nevada to be used as part of the Criteria Document in the Request for Proposal phase of the Design/Build team selection.

Dr. Pillers explained to the Board that this is a complex item and if the Board or a Trustee identify changes they would like to make throughout the presentation, that they incorporate those changes into the motion at the end.

Mr. Brenny explained the intentions of this presentation to the board and that they are looking for a Board approval tonight of the current space program to be used as criteria program for future requests for proposal. This is not the final document but it is the baseline document.

Presentation included discussion of the following

- Quantity of key rooms by Department / Service line
- Low / Med / High room size approach for key rooms by department
- Inclusion of OB Department
- Verification of support space
- Addition of Flex space in lab, pharmacy, surgery / future growth

Obstetrics, room size, Surgical rooms, psychiatric rooms, and educational space were all topics of extended discussion between the Board, Dr. Koka and the presenters.

Trustee Browning motions “to accept the Space Program criteria and document as presented with the following exceptions; The inpatient acute care unit, one room to be acuity adaptable to that critical care level. The emergency department to add one ER room to create a total of 4 ED treatment rooms, strike the OB from the build. For the emergency department, we would like to allow for nurse oversight in the waiting room. Imaging, we would like to add DEXA scan and the nuclear medicine with a medium room size, the lobby to include a community conference educational space, which will accommodate 15 to 20 people.”

Mr. Crosby proposed to have a “singular acute care unit room to the upside to a high benchmark size and be outfitted with additional utilities to provide for future flexibility.”

Trustee Browning states to have her motion reflect Mr. Crosbys additional comment.

Treasurer Maslach second’s motion.

Motion passes; 4-0

13. No Action - Presentation and monthly report for Biowerx by Dr. Russell Pillers pursuant to the professional services agreement entered into on October 25th, 2018.

Dr. Russell Pillers provided the presentation and monthly report for Biowerx consulting. Presentation included a summary of;

Wipfli efforts
Environmental Guidance
USDA Collaboration
EAPC – Criteria Architect
Care Model Consultant

Progressive Design Build Process
Demolition Update
Dental Opportunity
Grant and Project Accounting
Grant Education
Video meeting tools

14. For Possible Action - Discussion and deliberation to approve, amend and approve or deny Frontier Medical Group to purchase medical equipment for the Clinic at 825 S. Main St. on behalf of the Hospital District with written approval from the Board Chairman and or Vice Chair. After purchase of equipment invoices will be reimbursable upon approval from the Board.

Chairman Kaminski shared that this document was created at the request of Nye County Finance team to clearly outline the expectations between the Clinic and the Board.

Trustees discussed the necessity of this agreement.

Vice Chair Gamble recommend that all purchases need written approval from the Board and not just the Chair and/or Vice chairman.

Trustees discussed the possibility of purchasing the equipment themselves rather than reimbursing the Clinic.

Dr. Koka advised the board that often this equipment must be purchased by a physician with a tax ID.

Vice Chair Gamble motions to accept the agreement with an amendment to section 3. The Board will remove the pre-approval by the Hospital District Chairman and/or Vice Chairman and verbiage will now be by approval of the board.

Trustee Browning seconds motion.

Motion Passes; 4-0

15. For Possible Action - Discussion and deliberation to decide and approve a name for the future Tonopah Hospital.

Trustee Browning states that due to holidays and personal reasons she and ex-Trustee Sam Faga have not had an opportunity to get together and create something to make progress on this item.

Trustees agree that this item no longer needs to reappear on the agenda until an update is ready.

16. For Possible Action – Approval of invoices for payment.

Trustee Browning motions to pay invoices as presented.

Treasurer Maslach second's motion.

Motion passes; 4-0

17. GENERAL PUBLIC COMMENT (second)

No General Public Comment

18. ANNOUNCEMENTS (second)

No Announcements

19. ADJOURN

01.05.2023 Meeting Adjourned

Approved this 2nd day of February 2023

Chair